



Minutes of Parish Council Meeting

Held on Tuesday 1ST May 2018

Chairman: Councillor Mrs V Lynch
Councillors: Councillor Mr D Clements, Councillor Dr L Kennedy and Councillor Mr N Rickard
Apologies: Councillor Mr M Bird, Councillor Mr A Coulson and Councillor Mrs M Lawrence
Clerk Mrs R Biley
Attendance: District Councillor Mr P Cooper & Dr H Price
Parishioners 16

1. Agree Chairman & Sign Declaration of office

This item was included in error and has therefore been deferred to the correct meeting.

2. Apologies for absences

Apologies received and accepted from Councillor Bird, Councillor Coulson and Councillor Lawrence. Apologies were also received from County Councillor Glover.

3. Disclosure of interest on items in agenda

No items were disclosed by any member of the Council.

4. Comments from District Councillor, County Councillor and Police

Councillor Cooper gave his report from the District Council, this included advising that the Secretary of State has indicated that he is minded to go with a single unitary council for Buckinghamshire. This does not sit with the views of the District, the benefits of two councils outweigh the small and short lived financial benefit that a single council would deliver. Councillor Cooper requested that if parishioners were of the same mind, to please contact the secretary of state and his predecessor to give support to two unitary proposal.

The Clerk asked the Council on its preference and whether it wished to make an official statement. Councillors voted unanimously in favour of two unitary councils and requested the Clerk formally write to the relevant parties.

5. Sign off of minutes

5.1. Parish Council Meeting 03/04/2018

5.2. Parish Council Open Meeting 03/04/2018

The minutes of the meetings were approved as an accurate account and were signed by the Chairman.

1184

Signed by
Chairman

6. Application for Parish Council Vacancy

Councillor Lynch introduced the item and advised that we had one interested party for the available vacancy and introduced Dr H Price. The Council discussed with Dr Price her interests and motivations, she was then asked to step out of the meeting.

The Council was asked to vote on the appointment by co-option of Dr Price, this was confirmed by a unanimous vote in favour.

Dr Price was invited back to the meeting and advised of the Council's decision and invited to sit with the Council and relevant paperwork was completed.

7. Planning

7.1. 18/01029/APP -75 Winslow Road Wingrave Buckinghamshire HP22 4QB Two storey side extension and single storey rear extension

The Council discussed the application and voted to register no objections with this application.

7.2. 18/01107/APP -13 Mount Tabor Stables Leighton Road Wingrave Buckinghamshire HP22 4EW Erection of a garden office in the back garden against the Fence which borders Jenkins Court

The Council discussed the application and voted to register no objections with this application.

7.3. 18/01119/APP - The Pavilion Wingrave Park Winslow Road Wingrave Buckinghamshire Replace two existing tennis courts with a new MUGA (Multi Use Games Area) and to add two new tennis courts adjacent, each with associated flood lighting

The Council discussed the application and voted to register support for this application.

8. Kirby Memorial Applications

8.1. WARGAS application for community orchard

Councillor Lynch confirmed the application met the requirements of the Kirby Fund and recommended that the full amount of £4,376 be awarded.

The Council agreed that this was a great community project but asked that invitations be extended to not only Wingrave C of E School but also the other education facilities in the village. This was agreed by the applicant. The Council voted in favour of making the full award.

8.2. WWRHA application for funding for WW1 Centenary event

Councillor Lynch gave the details of the application and advised that whilst it met the criteria for the Kirby fund, its impact was short term and it was felt that the Kirby funds should be used on projects that have a longer-term impact for the community.

Councillor Lynch said she was minded to make a partial award and proposed a sum of £500. The Council discussed the application and Councillor Kennedy proposed a sum of £750. Councillor Lynch asked the Council to vote on an award of £750 to the Wingrave Heritage society, which was approved by all councillors.

9. NP update using the fast track method which excludes the need for a referendum – mapping error (Leighton Road)

Councillor Lynch gave an overview of the item which related to the site known as Leighton Road (adj. to MacIntyre School) which had an incorrectly drawn map (supplied by AVDC), showing the intended 1.4-hectares land for development (NP Policy 4) as 1 hectare of land. The land is owned to its full extent of 2 hectares by the developer. The Council's intention is to amend the plan by correcting the map and redrawing the line at the correct 1.4h and it hoped that the remaining amount of the site could be protected by turning it into green space, this would involve moving the village boundary slightly to accommodate the space.

Parishioners raised their concerns which included that the boundary should not be moved, that they felt this was not map which they had voted on and that the question over the placement of the line was queried during the Neighbourhood planning process.

Councillor Cooper commented that it was important to remember that the "intention" for the site was always 1.4h and this is supported by the text accompanying the map and that any land left not developed or turned into green space would go unmanaged and unmaintained. It was also advised that there is no reason why the amendment would not move forward using the fast track process.

Councillor Kennedy recommended moving the settlement boundary and protecting the area by changing it to green space.

Councillor Clements commented that there appeared to be two issues for the parishioners in attendance: what happens with the 0.6h of land (green space or left as fallow land) but also the development plan itself? It was noted that the plan itself has been approved by the Council and this would not be changing regardless of the outcome of this evening's discussions.

Further discussion took place with parishioners present.

Councillor Kennedy submitted a new motion to keep the planning application boundary at 1.4hectares but allow the meandering line as agreed with the working group. This would then become the settlement boundary.

The Council voted 4 in favour and 1 abstaining. The report is available as an appendix.

10. Update following Thames Water visit (Twelve Leys Development)

Councillor Kennedy gave an update on the current situation with Thames Water (Twelve Leys development) and concluded that he felt that their new proposal is actually worse than leaving it as it currently is.

Councillor Cooper advised that AVDC have to consult Thames Water as a statutory consultee and therefore have to take the solution they put forward as they are the "experts", however he would be objecting at the planning review for this application. The Council confirmed it would do the same. The report is available as an appendix.

11. Baldways – update

1186

Signed by
Chairman

Councillor Kennedy gave his report on the Baldways development. This is available as an appendix.

12. Finance

12.1. Payments since last meeting

All payments were approved by the Council.

14/11/2017	AAA security	Maintenance of fire alarm	£20.00	£24.00
14/11/2017	WWSAL	Grass Cutting	£900.00	£900.00
14/11/2017	Russell Bignell	Handyman duties	£143.00	£143.00
21/11/2017	AVDC	Church Bin collection (last collection 30/09)	£140.40	£140.40
28/11/2017	Nicholsons Forestry	Tree works	£1,715.00	£2,058.00
28/11/2017	AVDC	Dog waste emptying	£862.50	£1,035.00
28/11/2017	screwfix C/O Rebecca Biley	Bollards for Green Closure	£26.66	£31.99
28/11/2017	Rebecca Biley	clerks pay and expenses	£725.41	£725.41
03/12/2017	MW Agri	November devolved & pressure washing bus shelters and car park	£378.94	£454.73
11/12/2017	EON	Lighting Charges- December Statement	£251.57	£301.88
18/12/2017	Natwest	charges deducted by error by Natwest	£20.00	£20.00
19/12/2017	Chiltern Lift Company	Lift Service	£130.62	£156.74
19/12/2017	Rebecca Biley	clerks pay and expenses	£712.76	£712.76
22/12/2017	ICO	ICO registration	£35.00	£35.00
02/01/2018	Pratts Charity	Park rent	£236.06	£236.06
11/01/2018	MW Agri	December devolved	£228.94	£274.73
11/01/2018	Swarco	CANCELLED	£-	£-
11/01/2018	EON	Lighting Charges- January statement	£259.95	£311.94
22/01/2018	Russell Bignell	Handyman duties	£148.50	£148.50
22/01/2018	Robin Perkins	Window replacement- Pavillion	£235.00	£282.00
30/01/2018	SWARCO	12 months maintenance agreement	£210.00	£252.00
30/01/2018	Rebecca Biley	clerks pay and expenses	£740.30	£740.30
01/02/2018	MW Agri	January Devolved	£228.94	£274.73
02/02/2018	AVDC	church bin collection	£124.80	£124.80
05/02/2018	Andy Muskett	Repair of Abbots Way Streetlight	£1,010.00	£1,212.00
11/02/2018	Eon	Lighting Charges- February statement	£259.95	£311.94
13/02/2018	Macemain & Amstad	Replacement of Rowsham Bus perch	£500.00	£600.00
22/02/2018	Rebecca Biley	clerks pay and expenses	£712.76	£712.76
22/02/2018	A Weatherhead	Repair and service of the pump at the Park	£2,173.93	£2,608.72
06/03/2018	MW Agri	February devolved	£228.94	£274.73
06/03/2018	George Browns	Aerator for Crouquet- Kirby Fund	£1,701.00	£2,041.20
06/03/2018	Andy Muskett	Phaze 3 of street light upgrade	£4,963.75	£5,956.50
06/03/2018	Andy Muskett	Repair and replace of Mill Lane Street light	£725.00	£870.00
06/03/2018	UKPN	Lighting repair- Mill Lane	£330.00	£396.00
08/03/2018	Nicholsons Forestry	Work at the Green	£285.00	£342.00
08/03/2018	Nicholsons Forestry	work at the recreation	£600.00	£720.00
08/03/2018	Office Innovation	Printing and paper	£121.60	£145.92
11/03/2018	EON	March statement Lighting Charges	£234.80	£281.76
29/03/2018	Rebecca Biley	clerks pay and expenses	£712.76	£712.76

29/03/2018	HMRC	Tax & NI	£4.99	£4.99
29/03/2018	AVDC C/O Toby Phipps	Planning application- Netball Courts	£192.50	£231.00
29/03/2018	Passinc C/O Toby Phipps	Drawings for the Netballs Court	£32.85	£39.42
29/03/2018	Russell Bignell	Parish handyman services	£154.06	£154.06
29/03/2018	Good Directions	2 x seat- Croquet Kirby award	£970.00	£1,164.00
29/03/2018	MW Agri	March Devolved	£228.94	£274.73
31/03/2018	AVDC	Church bin empty	£129.60	£129.60

12.2. Accounts reconciliation

The accounts reconciliation was approved by the council.

12.3. Agree proposed new rent cost for park rent- Pratts Charity

The Clerk advised that the amount paid to Pratt's charity was due to be agreed for commencement in 2019. It was advised that they had requested to the Council to consider its position and put forward an amount. The Clerk suggested going back with an offer of £1100 per annum, which would be fixed until 2027 and is an increase of £156 per annum.

The Council approved this proposal by unanimous vote.

12.4. Pond Works quotation approval

Councillor Lynch advised that she had undertaken securing quotes and had managed to find two companies who were both willing and able to conduct the necessary work to the pond. Quote A for £3495+vat and quote B for £2000. Councillor Lynch advised that whilst quote A is more, the quote is more comprehensive and are a slightly larger operation which sat better with her.

The Council approved quote A by unanimous vote.

13. Clerks Report

The Clerk updated the Council on potholes within the Parish and the conclusion of the street lighting upgrade, including the lights located at Wingrave Crossroads (A418).

Meeting Ended 21.45

ITEM 9- NEIGHBOURHOOD PLAN UPDATE- COUNCILLOR V LYNCH

Background

A Working Group for this development was formed in Jan 2017 and work commenced on reviewing the Developer's [Rectory Homes] plans. It did not come to light until the first meeting between the Parish Council Working Group and the developer that the boundary of the site as drawn was less than the 1.4 hectares as stated in Policy 4. At that meeting Rectory Homes stated that they would like to extend the boundary in a manner that is like their current Planning application.

Neil Homer of rCOH Ltd, our Parish Council NP consultant, was contacted reference the situation regarding the Settlement Boundary and the fact that the boundary as drawn by AVDC was drawn in the wrong place, enclosing approximately 1 hectare rather than 1.4 hectares and explained that Rectory Homes proposed a development that extended beyond the Settlement Boundary as drawn, but proposed that their total housing development would only be 1.4 hectares. Neil's response to Rectory Homes proposed development was that provided both the PC and AVDC agreed the Rectory Homes' proposal was acceptable it could then proceed. Neil Homer also advised, that the development line in Rectory Homes' development would become the new Settlement Boundary. Having now checked our records, the Parish Council Working Group asked Rectory Homes to confirm with AVDC that their proposal was acceptable, and Rectory Homes reported that neither Claire Gray -Senior Planning Officer or Jonathan Bellars - Senior Landscape & Urban Design Officer for AVDC had any objections to the Rectory Homes proposal and that it was acceptable.

On this basis the Parish Council continued to work with Rectory Homes. This application came before the Council in December 2017. After consideration the PC voted to support this application (17/04425/APP - Land at Leighton Road Wingrave). The Parish Council do have issues with regards traffic calming along Leighton Road, which we included in our response, but this is not the reason why we are considering a review of the NP, nor will it [traffic calming] form part of this review.

Following an informal meeting at a SDMC [Strategic Development Management Committee] on 4 January 2018 which included an officer update on this application, the District Councillor for Winslow expressed concern for all communities with a made NP which includes a settlement boundary. In simple terms the application red line area extends well beyond the settlement boundary but is for housing numbers which meet with the NP policy.

There is a clear disconnect between Policy 4 and the policy map which could leave the way open for a JR [Judicial Review] if the application is approved. More importantly for Winslow and other NP communities is that approval would imply that settlement boundaries are easily overcome. This latter point has been stressed quite forcibly with Susan Kitchen and it is believed she recognises the problem. It was suggested that given the obvious disconnect between the policy map and wording in NP Policy 4 and the fact that the housing numbers are on target with the NP and that the PC supports the application there would not be a problem in approving. However, the District Councillor is not convinced that the likes of Gladman would not see this as a precedent for busting settlement boundaries. I believe that Wingrave should push through an amendment to their plan on an urgent basis.

A meeting took place with AVDC on 23 Jan 2018 to discuss the mapping error and planning proposal. Susan Kitchen, whilst accepting of AVDC's mapping error and AVDC's Senior Planning Officer and Senior Landscape & Urban Design Officer had stated to the Developer that they had no objection to the Rectory Homes proposal and that it was acceptable, Susan was unable to give an opinion due to the nature of the issues and would need to seek legal opinion.

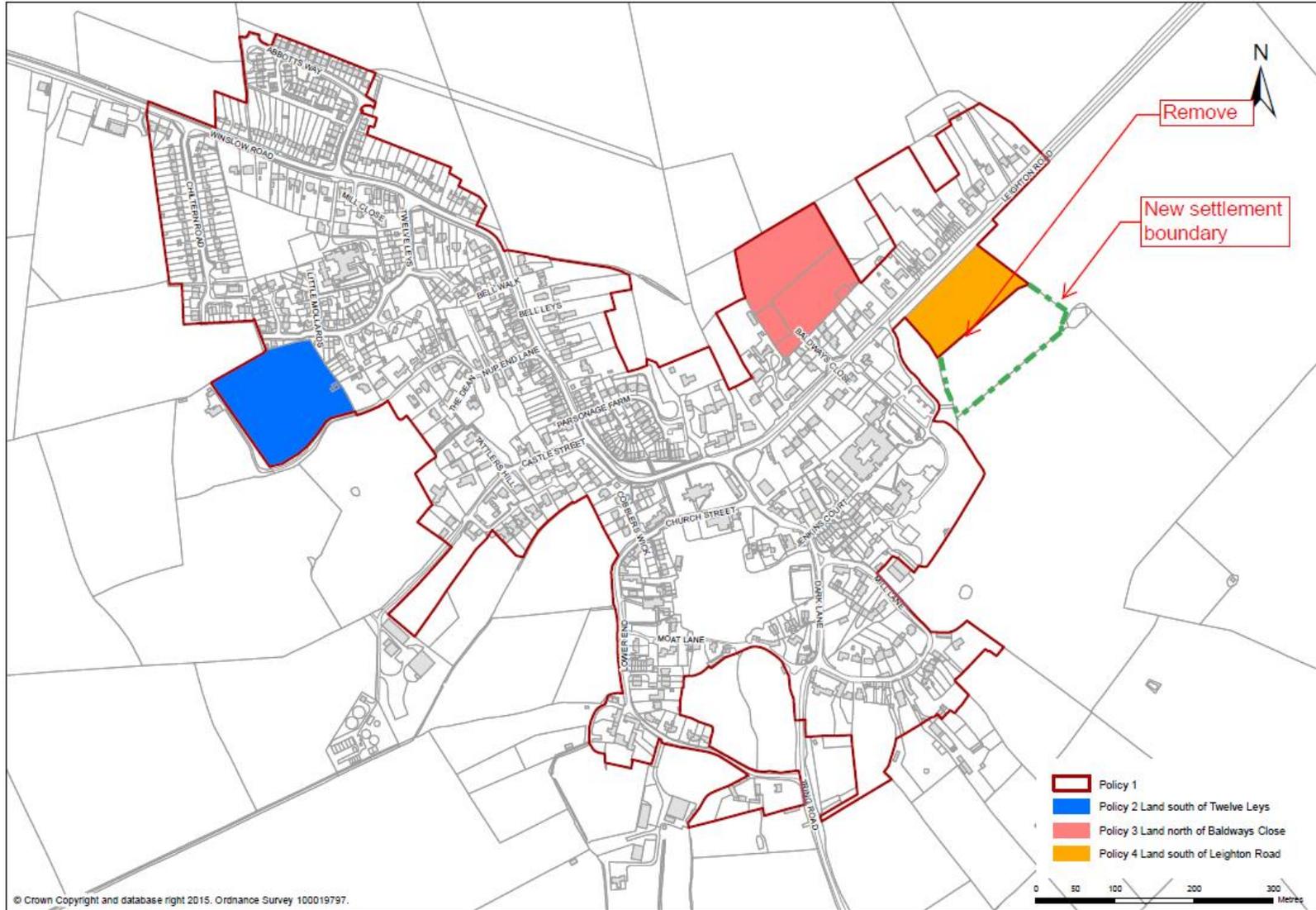
Susan Kitchen advised Peter Cooper on 19 April that HB Law have finally responded. Their advice is in effect that the NP should be updated using the fast track method which excludes the need for a referendum. To our knowledge this is "a first" hence the delay in receiving legal opinion.

NP Amendment proposal (This amendment is specific to Policy 4 and Policy 4 map only)

Les and I met last week to discuss a way forward and we think the plan should be amended as follows:

- Amend the settlement boundary as shown on the attached map (boundary shown in red)
 - The housing development will encompass an area of 1.4h as shown on the developer map (boundary shown as brown)
 - The remaining area to be designated as green space
- AVDC will provide support to achieve these amendments

The NP will be updated using the fast track method which excludes the need for a referendum.





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PLANNING

	Red line (0.28 ha)
	Existing trees
	Proposed Public Open Space (0.029 ha)
	Proposed Green Screening (0.085 ha)
	Proposed Trees
	Primary Road
	Shared Streets
	Private Drive
	Footpaths
	Bin Collection Point
	Affordable Housing

L	19/11/17	Plot 23 roof material change, roof eaves gable finished south, facing east facing plots 21-23 submitted	GL	HS
K	19/11/17	Adjustments to roof plans, plot 17 house raised, ground level to plot 27-28 submitted	GL	HS
J	12/01/17	Changes to roof plans, garage added to plot 24, garage removed to plot 24, 25 to accommodate vehicle in '10 floor' basement	GL	HS

Land at Loughton Road Wingrave

Site Layout

The Address:
 20 West Waddy
 100 West Waddy, 0114 1999
 100 West Waddy
 100 West Waddy
 100 West Waddy

ARCHITECTS AND TOWN PLANNERS
westwaddy ADP

Date: 10.08.2017
 Scale: 1:1250 @A3
 Sheet: GL / HS

565	P02	Rev	L
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07/10/2017

ITEM 10 & 11- UPDATE THAMES WATER (TWELVE LEYS DEV) & BALDWAYS DEV- COUNCILLOR L KENNEDY

Twelve Leys Development and Thames Water

Cala Homes the Developer of the Twelve Leys Site in the Neighbourhood Plan had effectively been mandated with Foul Sewage sewer plan by Thames Water. The Parish Council (PC) has objected to this plan in the Cala Homes Planning Application. The proposed system was to remove the sewage pumping station near Nan Ayers on Twelve Leys and connect the Nan Ayers sewer into the new system of the development. There would be a new sewage pumping installation at the bottom of the site adjacent to Nup End Farm and this installation would then discharge into the Nup End Foul Sewer. The PC's position is that this proposal had a real risk of adding to foul sewage problems in Nup End and due to the overall design and layout of the foul sewer there was a risk to the foul sewage problems in Twelve Leys, Nup End & possibly Abbotts Way and these problems could be made worse and at best not mitigated.

A resident's survey was undertaken to collect sewage event data & this did reveal concerning sewage events.

The Parish Council has written with its concerns regarding the sewage proposal for the Twelve Leys site, including the residents' survey results to:

- AVDC Planning Department
- Thames Water Developer Services
- Thames Water CEO
- The Environment Agency
- John Bercow or MP

Consequent on this, Thames Water agreed to a Parish & Site visit on the 23rd April 2018

Present at the meeting:

Kelly Skuse - Customer Representative - Thames Water

James Hein

Andrew Boulton

} Thames Water Technical / Engineering

Peter Cooper - AVDC District Councillor

Viv Lynch - PC Chair

Les Kennedy - PC Councillor

There was what seemed like an hour-long discussion over the issue with Thames Water producing the data that the PC previously had, which to them demonstrated that there was not a major problem. The PC representatives explained ad nauseam the issues of Nan Ayers, Anershall, Twelve Leys and Nup End in general plus Abbotts Way. Thames Water stated that they had no records of the events. Their solution for the development was not only the new pumping station at the Nup End Lane end of the site but to then pump it all back up to the Twelve Leys sewer. The PC clearly stated that we did not believe that this was sensible and that it would not help with the existing sewage issues. The PC representatives explained time and again that because the problems went back many years that residents had got used to dealing with problems themselves & had their own rods and cleared problems as soon as they happened and that problems were therefore not being reported. The PC stated directly that there would be an important sewage problem in the foreseeable future with their proposal and they Thames Water could not say that they had not been told & warned. The proper solution was a direct connection to the sewage farm. They are proposing ~6 monthly maintenance

visits and ultra sound level monitors in Manholes for alerts if there were sewage blockages. It was stated that over a 30-year period Thames Water need to think which would offer the best cost-effective solution. Many maintenance visits plus monitoring equipment or a simple direct link.

The PC lead a site walk-about, through Nup End Lane across the site, showing the line across the fields to the sewage farm saying that that was the sensible solution etc, etc. Nan Ayers, Anershall and to the Pump at the bottom of Abbots Way were all invited. Peter Cooper explained the sewage flooding over many years of No.5 Abbots Way. Peter Cooper stated that if he did not think a sensible sewage solution was included in the Planning Application he would vote against the App when it went to the AVDC committee.

The impression perceived was that Thames Water had their solution & were not going to budge. However, Thames Water did agree to review their proposal and report back before the next PC meeting. (That is this meeting)

Thames Water did reaffirm their data on foul sewage blockage events in Wingrave over the last few years. The majority of which were due to inappropriate items being disposed of into the sewage system and requested that residents should be careful and not dispose of Wipes, Fat and other inappropriate items in the sewage system. As Thames Water needs to collect comprehensive sewage problem data could residents use the Thames Water hotline 0800316980 to report any problems before using their own initiative to resolve blockages. Further Thames Water also requested that residents should not clear blockages themselves as some blockages may be caused by pipe damage or rubble getting into the system and a resident's solution may delay a proper structural repair or just pass the problem further along the system to cause a new blockage.

Baldways Development and Ridgepoint Ltd.

Ridgepoint Ltd are the Developers of the Baldways site in the Parish Neighbourhood Plan. The Plan prepared by Corylus that was agreed with the Parish Council (PC) is known as Plan Revision N. Unbeknown to the Parish Council AVDC approved a Plan known as Revision P. Ridgepoint Ltd acquired Revision P from Corylus on the presumption that this was agreed with the Parish Council. The PC and the PC's site Working Group objected to the Ridgepoint Planning Application. A number of meetings have been held with Nick McEntyre of Ridgepoint to address the differences between Revision N and P. The nine PC objections/ requests in its letter of a few weeks ago are that are detailed below then we can see where we ended up. The objections & requests are detailed on the left in the table below with comments on the right. In the table the "Success" is shaded in green, the "Partial Successes" are shaded in blue and the "Failures" in red. As can be seen, whilst the PC sub-committee have been active, persistent and as "upbeat" as possible, our overall success rate in getting adaptations to address our concerns has been woefully poor. Even the depth of the buffer zone is a good deal less than the outline planning permission (Revision N) requires it to be.

With hindsight we are disappointed that we had never had any support from the AVDC Planning team who never at any stage openly engaged with the Developer in support of our concerns. The meetings the developer had with the AVDC Planning team resulted in their (the AVDC) own wider agenda being pushed and we (the PC sub-committee) were left to fight on our own with the Developer as best we could. I think the AVDC Planning Team did well to get the rooflines less uniform, but they failed to take the real benefit afforded by the buffer zones and come up with a better plan for their long term management and security.

<p>1. Visitor Parking within the Development: We are looking for six further additional [ie 12 in all] visitor and delivery parking spaces to be incorporated within the development</p>	<p>Partial success. They added 4 not 6 so we have a total of 10 not 12.</p>
<p>2. Long-term management and security of the Wildlife Corridor [to the West]: So, our suggestion would be to ensure that the Corridor is planted with native shrubs and bushes that would grow to a height not exceeding circa 6 feet and provide the necessary newt and natural wildlife corridor whilst at the same time preventing human access</p>	<p>Failure. The only commitment is to put a post and rail fence at each end which is neither a robust long term security solution nor does it obviate the need for regular mowing, hedge cutting etc.</p>
<p>3. Long-term management and security of the buffer zone [to the South] We would be looking to see the requirement to transfer these parts of the land edged blue [to adjoining neighbours] in the site plan included as a commitment on the part of the Applicant in the Landscape Management Plan required pursuant to Condition 10 of the Outline Planning Permission</p>	<p>Failure. Neighbours offered to be members of the Estate Management Company – not popular. Not a satisfactory security solution from neighbours' point of view.</p>
<p>4. Proximity of Plot 1 [first new plot on the left] to 5 Baldways Close: We are looking for an adjustment to the layout to create greater separation between Plot 1 and 5 Baldways Close</p>	<p>Partial success. Removal of garage, and room above, ought to give John and Louise an additional 7 or 8 feet or so separation. When you are outside 7 or 8 feet really doesn't seem like much. But it is something.</p>
<p>5. Height of the proposed house on Plot 35: We are looking for the Applicant to consider whether its proposal for the site could be adjusted to swap the house on Plot 35 for a fourth bungalow.</p>	<p>Failure. It's still going to be a tall house. An original offer to lower the gradient of the roof was subsequently swept aside by a general adjustment of all roof lines to meet the Planner's concerns. Paul Evans (a Leighton Rd resident) is still emailing Nick McEntyre on this and also requesting more trees in the buffer. At this time we have no knowledge as to whether Ridgepoint will respond to this request.</p>
<p>6. Noise and disruption whilst the development is carried out:</p> <ol style="list-style-type: none"> 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. 	<p>Failure – we've seen nothing from the Developer or Planners about these issues.</p>

<p>7. Health and Safety Risk posed by the balancing pond: We are looking for appropriate fencing of the balancing pond to be provided.</p>	<p>Success. Hurrah! Yes, this will be fenced along the lines of Raven's Walk.</p>
<p>8. Long-term maintenance of the internal road: We would be looking to you to ensure that the Applicant's proposals contain adequate provision for the long- term maintenance of the internal road.</p>	<p>Failure – no comment in any document uploaded that this will be properly looked after.</p>
<p>9. Foul Sewage treatment from the site: We would be looking to you to require evidence that the Applicant's proposals are comprehensively viable and acceptable to Thames Water (and, if relevant, to Anglian Water who also operate sewers within Wingrave).</p>	<p>Failure – no commitment from anyone on this.</p>

With some hesitation it has been agreed to withdraw the PC objection as the further pursuit of the outstanding actions would be unlikely to achieve any progress.

Dr L W Kennedy, 29th April 2018